

Identification of the Area

Name or Designation: Bothell/Kirkland

Area 85

Boundaries:

West – Lake Washington and the City of Kenmore

North – Snohomish County

East – I-405 Freeway

South – Highway 522

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Geographic Area 85 consists of neighborhoods and cities located northeast of Lake Washington, which boundaries are generally defined as the King/Snohomish County line to the north, State Route 522 to the south, Interstate 405 to the east, and Lake Washington/City of Kenmore to west. The City of Bothell and Kenmore are located at the northern sector of Area 85, while the City of Kirkland encompasses Area 85's southern end. Located between the City of Bothell and Kenmore to the north and the City of Kirkland to the south are two neighborhoods known as Juanita and Finn Hill. Much of these neighborhoods are located in unincorporated King County, and as such, are governed by King County zoning and land use guidelines.

Kirkland (Neighborhoods 85-25, 85-35, 85-40, 85-45, 85-55, 85-60, 85-65, 85-70, and 85-75):

The City of Kirkland is located on the eastern shore of Lake Washington, just north of Bellevue and west of Redmond. Kirkland is at once charming and modern. In a half-square mile, it boasts one of the most dynamic downtowns in the state. New office and condominium projects continue to be built at a moderate pace, with older retail buildings being renovated into Art Galleries, Restaurants, and Boutiques along Lake Street, Park Lane, and Central Way. They truly reflect the vitality and strength of the immediate area and the region.

A healthy mix of small business, corporate headquarters, light industrial and manufacturing, and a growing base of high-tech and home-based businesses characterize Kirkland's local economy. A competitive business climate, with no local Business and Occupation (B&O) tax, and high quality of life make Kirkland a desirable location for both local and world-class enterprises.

Each of Kirkland's economic neighborhoods is distinct. Totem Lake has a concentration of high-tech, healthcare, manufacturing and distribution industries. It is also home to Totem Lake Mall. Downtown Kirkland and Carillon Point house an expanding financial and professional services sector attracted to Kirkland's high quality environment and easy access. Neighborhood business districts in Juanita, Houghton and Bridle Trails serve local needs and provide support services to Kirkland regional businesses.

Bothell (Neighborhood 85-20): The City of Bothell is located at the north end of Lake Washington at the crossroads of State Highways 522 and 527, and Interstate 405. Residents may

commute from Bothell to either Seattle or Everett, both of which are 20 minutes away. Bothell was incorporated in 1909 and still retains its historic charm with a small hometown feel - complete with family neighborhoods and parks, churches, educational facilities, and growing businesses.

About half of Bothell is located in King County, with the remaining in Snohomish County

Bothell's Technology Corridor is a series of four modern business parks poised to accommodate producers of the fast growing high technology industries that makes Bothell more than a suburb. Each of these developments—Canyon Park Business Center, North Creek, Quadrant North Creek and Quadrant Monte Villa Center—provides a quality “home” for the businesses located there. The Technology Corridor is home to major employers such as electronics firms ATL and Quinton Instruments; bio-technology firms ICOS and Immunex; telecommunications giant AT&T Wireless; and casual clothing leader Eddie Bauer. These employers are a big draw for an ever larger, more affluent population to Bothell and an expanding service and retail base.

The city's increasing demand for retail, lodging and entertainment will be further enhanced once the University of Washington Bothell/ Cascadia Community College reaches enrollment projections in the next 10 years. Overall growth will fuel expansion and redevelopment of community and neighborhood shopping centers in downtown Bothell, at Canyon Park, and along main arteries such as Beardslee Boulevard, State Routes 522 and 527. Unique regional shopping, such as the entertaining and unique collection of antique and crafts dealers at Bothell's Country Village should also do well.

Kenmore (Neighborhood 85-10): Over the past decade, the City of Kenmore's population grew to house commuters who drive to work in nearby Seattle, Everett and Bellevue. Many were drawn from the city to Kenmore's large open acreage lots. Some of the neighborhoods, especially those surrounding Inglewood Country Club are quite upscale.

Perhaps Kenmore's most famous resident is Kenmore Air Harbor, the largest seaplane base in the United States. Other than Kenmore Air Harbor, Kenmore Pre-Mix and Plywood Supply, Kenmore's small business community caters mostly to the shopping and service needs of the immediate residential community.

Kenmore consists of long established, predominately single-family neighborhoods. New construction continues at a modest pace, as developable vacant land becomes increasingly rare. Kenmore offers a complete variety of housing, from posh country club estates to suburban ramblers, apartments, condominiums and manufactured housing.

Future commercial expansion may be just a few years away. A mixed-use development called “Lakepointe” is proposed to be constructed by 2005 on the current site of the Kenmore Pre-Mix concrete plant, which is located along the shore of Lake Washington at the mouth of the Sammamish River. The proposed development would include 300,000 square feet of office space, 300,000 square feet of commercial space including a 12-screen cinema, a 150 room hotel with meeting space for 500, 400 apartments, 380 condominiums, 400 senior attached apartments, a 65-slip marina, 3,628 parking stalls in 3.5 million square feet of structured parking, a public waterfront park with a promenade and amphitheater.

Physical Inspection Area:

This year two thirds of Area 85-10 was physically inspected. This represents 216 parcels, approximately 16.38% of the total 1,319 parcels located in Area 85.

Preliminary Ratio Analysis

A Preliminary Ratio Study was done in April of 2004. The study included sales of improved parcels and showed a COV of 19.72%.

The study was also repeated after application of the 2004 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 19.72% to 10.87%.

Scope of Data**Land Value Data:**

Vacant sales from 1/2000 to 12/31/2003 were given primary consideration for valuing land. Since January of 2000, there were approximately 39 land sales in Area 85. The sales verified as “good” were coded “02” in the Assessor’s records. Multi-parcel sales were also considered after combining the various aspects of all parcels involved in the sales.

Improved Parcel Total Value Data:

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales considered were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Not Used” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

Land Value**Land Sales, Analysis, Conclusions**

Within Geographic Area 85, there were approximately 39 land sales that occurred during the last four years. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. For land valuation purposes, the assessor used GIS (Geographic Information System) as the primary tool to establish new assessed land values. The new land values are based on neighborhood land sales that are equalized with adjacent and similarly zoned properties. In many neighborhoods, new condominium and commercial sites are being created through the demolition of existing single family residences located on commercially zoned lots and through the demolition of older commercial and multi-family buildings.

The recommended land value for the 2004 Assessment year (taxes payable in 2005) results in an average total change from 2003 assessments of +2.38%. The total land assessed value for the 2003 assessment year for Area 85 was \$833,085,600 and the total recommended land assessed value for the 2004 assessment year is \$852,905,200.

Area 85-10 - Kenmore

Since 2000, there have been a total of six land sales in the Kenmore neighborhood, with only two new land sales in 2003. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. Since historic multi-family and commercially zoned land sales in the Kenmore market area had similar selling prices per sq.ft., the assessor used location influence and lot size as the primary indicator for setting land values. Of the total 353 parcels (excluding specialty properties) located in Area 85-10, only 13 parcels (3.68%) had land value changes. Total land values in this neighborhood increased by **+2.91%**.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	010	022604	9066	16,440	1858619	\$100,000	12/13/01	\$6.08	R12	Inferior Location. Next to power sub-station.
085	010	011410	0446	15,462	1760572	\$200,000	06/14/00	\$12.93	RM900P	Now Condos = 803555 - 0000.
085	010	011410	0820	32,194	1865520	\$360,000	01/14/02	\$11.18	R12	Merged w/ minor #0815 since sale
085	010	011410	0449	39,242	1950782	\$415,000	04/04/03	\$10.58	R-48	
085	010	011410	0840	51,836	1939091	\$448,000	02/13/03	\$8.64	R-18	Future 19-unit condo complex. Parcel backs Swamp Creek.
085	010	012604	9078	262,666	1921401	\$1,000,000	10/28/02	\$3.81	RM-18	Raw Tract of Land with wetlands.

Area 85-20 – Bothell

Since 2000, there have been a total of twelve land sales in the Bothell neighborhood with four new land sales taking place in 2003. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. Since historic multi-family and commercially zoned land sales in the Bothell market area had similar selling prices per sq.ft., the assessor used location influence and lot size as the primary indicator for setting land values. Of the total 347 parcels (excluding specialty properties) located in Area 85-20, 86 parcels (24.78%) had land value changes. Total land values in this neighborhood increased by **+2.47%**.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	020	072605	9146	12,750	1820449	\$122,000	05/29/01	\$9.57	R 15	
085	020	062605	9077	10,018	1817870	\$144,950	05/14/01	\$14.47	R15 OP	
085	020	062605	9078	13,721	1818370	\$148,500	05/14/01	\$10.82	R15 OP	
085	020	062605	9077	10,018	1922307	\$153,000	11/14/02	\$15.27	R15 OP	
085	020	072605	9194	17,720	1776948	\$215,000	09/18/00	\$12.13	RD	
085	020	062605	9038	16,700	1818359	\$230,000	05/14/01	\$13.77	R15 OP	
085	020	072605	9111	19,177	1939117	\$230,000	02/14/03	\$12.00	R15, OP, CB	Multi-Parcel Sale
085	020	072605	9246	76,666	1933568	\$230,000	10/09/03	\$3.00	R15, OP, CB	Backs Sammamish Slough.
085	020	082605	9160	17,408	1954354	\$250,000	04/11/03	\$14.36	BC	
085	020	072605	9194	17,720	1852554	\$275,000	11/16/01	\$15.52	RD	
085	020	052605	9078	71,303	1943204	\$675,000	10/08/03	\$9.47	R15, OP	Multi-Parcel Sale
085	020	072605	9126	64,794	1814911	\$990,000	04/30/01	\$15.28	BCP	

Area 85-25 - East Totem Lake (East of I-405)

Since 2000, there have been a total of three land sales in the East Totem Lake neighborhood with no new land sales taking place in 2003. The assessor used the most recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Of the total 59 parcels (excluding specialty properties) located in Area 85-25, 59 parcels (100%) had land value changes. The high percentage of land value changes were primarily due to equalization purposes within GIS (Geographic Information System), with Area 85-25 being a new neighborhood for this area. Total land values in this neighborhood increased by **+6.17%**.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	025	282605	9110	23,630	1761728	\$160,000	06/28/00	\$6.77	ISO	Corner Location, Steep Slope.
085	025	389310	0992	57,216	1799753	\$550,000	02/01/01	\$9.61	PO	Raw Land Value Before Development.
085	025	332605	9092	69,437	1742758	\$1,500,000	03/23/00	\$21.60	FC-1	Multi-Parcel Sale.

Area 85-30 - Finn Hill/North Juanita

Since 2000, there have been a total of three land sales in the Finn Hill/North Juanita neighborhood with no new land sales taking place in 2003. The assessor used the most recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Of the total 79 parcels (excluding specialty properties) located in Area 85-30, 18 parcels (22.78%) had land value changes. The percentage of land value changes was primarily due to equalization purposes within GIS (Geographic Information System). Total land values in this neighborhood increased by **+7.16%**.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	030	364910	0044	16,021	1830331	\$154,000	07/13/01	\$9.61	R18	
085	030	364910	0530	78,250	1758709	\$775,000	06/13/00	\$9.90	RS7200P	CONDOS=028100-0000
085	030	242604	9020	207,412	1732018	\$1,091,000	01/11/00	\$5.26	R8SO	CONDOS=150790-0000

Area 85-35 - West Totem Lake (West of I-405)

Since 2000, there have been a total of three land sales in the West Totem Lake neighborhood with no new land sales taking place in 2003. The assessor used the most recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Of the total 90 parcels located in Area 85-35, 23 parcels (25.50%) had land value increases. The high percentage of land value changes was primarily due to equalization purposes within GIS (Geographic Information System). Total land values in this neighborhood increased by **+6.24%**.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	035	389060	0150	16,719	1871759	\$270,000	02/22/02	\$16.15	PLA 10 B	Has been segged into three parcels #0150, #0152, and #0154.
085	035	282605	9103	121,363	1810872	\$518,462	04/09/01	\$4.27	FCI	Significant wetlands
085	035	292605	9041	90,232	1852225	\$1,350,000	11/15/01	\$14.96	PLA 10 B	Future 150 room hotel

Area 85-40 - Juanita

Since 2000, there have been a total of two land sales in the Juanita neighborhood with no new land sales in 2003. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. The assessor also used location influence, zoning, and lot size as an indicator for setting land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Of the total 184 parcels (excluding specialty properties) located in Area 85-30, 10 parcels (5.43%) had land value increases. Total land values in this neighborhood increased by **+0.81%**.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	040	322605	9169	16,161	1830863	\$200,000	07/20/01	\$12.38	RS X 8.	
085	040	607650	0061	143,312	1768735	\$1,025,000	08/02/00	\$7.15	R8SO	

Area 85-45 – Houghton/South Kirkland

Since 2000, there have been a total of two land sales in the Houghton/South Kirkland neighborhood. Many of the land sales are a result of a demolition of an existing building to build new condominiums or office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-55, 85-65 and 85-70, and shares similar zoning and land use attributes. Within these four areas, there are a total of 10 land sales used to determine land values. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. Since historic multi-family and commercially zoned land sales had similar selling prices per sq.ft., the assessor used location influence and lot size as an indicator for setting land values. Due to lack of recent land sales in this neighborhood, and the fact that Area 85-45 was equalized within GIS (Geographic Information System) in the previous year, total land values in this neighborhood remained unchanged.

Current prime commercial and multi-family zoned lots close to Kirkland's CBD and Lake Washington are selling between 30.00/SF to \$62.00/SF. (Please refer to land sales presented in similar neighborhoods of 85-55, 85-65, and 85-70).

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	045	123890	0085	37,938	1766800	\$2,370,000	07/26/00	\$62.47	PLA5-B	
085	045	082505	9202	19,828	1840245	\$970,000	08/31/01	\$48.92	PLA 6 D	10 unit Condos 253898-0000

Area 85-55 - NW Kirkland

Since 2000, there has been only one land sale in Area 85-55. This land sale was a result of a demolition of an existing building to build new office building. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-65 and 85-70, and shares similar zoning and land use attributes. Within the four areas, there are a total of 10 land sales used to determine land values. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. Since historic multi-family and commercially zoned land sales had similar selling prices per sq.ft., the assessor used location influence and lot size as an indicator for setting land values. Due to lack of recent land sales in this neighborhood, and the fact that Area 85-55 was equalized within GIS (Geographic Information System) in the previous year, total land values in this neighborhood remained relatively unchanged.

Current prime commercial and multi-family zoned lots close to Kirkland's CBD and Lake Washington are selling between 30.00/SF to \$62.00/SF. (Please refer to land sales presented in similar neighborhoods of 85-45, 85-65, and 85-70).

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	055	388580	4650	10,445	1754982	\$500,000	05/19/00	\$47.87	PR3.6	Multi-Parcel Sale Now Condo = 857905-0000

Area 85-60 - SE Kirkland

No land sales have occurred in this neighborhood since 2000. The assessor used GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Due to lack of recent land sales and the fact that Area 85-60 was equalized within GIS (Geographic Information System) in the previous year, total land values in this neighborhood remained relatively unchanged.

Area 85-65 - Kirkland CBD

Since 2000, there have been a total of five land sales in the Kirkland CBD neighborhood with no new land sales taking place in 2003. Many of the land sales are a result of a demolition of an existing building to build new condominiums or office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-55 and 85-70, and as a result share similar zoning and land use attributes. Within the four areas, there are a total of 11 land sales used to determine land values. Although not presented in the table below, year 1999 had three land sales ranging from \$31.04/SF to \$53.47/SF. The assessor used recent historic sales (4 years) and GIS (Geographic Information System) as the primary methods of establishing new assessed land values. Since historic multi-family and commercially zoned land sales in the Kirkland market area had similar selling prices per sq.ft., the assessor used location influence and lot size as an indicator for setting land values. Due

to lack of recent land sales and the fact that Area 85-45 was equalized within GIS (Geographic Information System) in the previous year, total land values in this neighborhood remained relatively unchanged.

Current prime commercial and multi-family zoned lots close to Kirkland's CBD and Lake Washington are typically selling between \$30.00/SF and \$62.00/SF. (Please refer to land sales presented in similar neighborhoods of 85-45, 85-55, and 85-70).

Waterfront land: Waterfront properties are typically valued on a price per front foot. After conducting a thorough search of comparable multi-family and commercial waterfront land sales within the immediate Kirkland market area, the assessor was able to locate two waterfront land sales since 1998. Both land sales took place in area 85-70, directly south of Kirkland's CBD. The two waterfront land sales had front foot values ranging from \$22,000 a front foot to \$26,000 a front foot. In the assessors land analysis, \$20,000 a front foot was used for setting waterfront land values.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	065	407070	0470	17,392	1792122	\$510,000	12/08/00	\$29.32	PLA6-D	
085	065	388580	0360	21,326	1777580	\$680,000	09/21/00	\$31.89	BC	
085	065	388580	8460	14,025	1743060	\$750,000	03/17/00	\$53.48	PLA7A	
085	065	788260	0090	60,842	1781928	\$1,075,000	10/11/00	\$17.66	RM 3.8	Condos = 859850-0000. Next to Rail Road tracts.
085	065	388580	7590	31,350	1772287	\$1,295,135	08/24/00	\$41.31	CBD6	CONDOS = 785345-0000

Area 85-70 - SW Kirkland

Since 2000, there have been a total of two land sales in the SW Kirkland neighborhood with no new land sales taking place in 2003. Many of the land sales are a result of a demolition of an existing building to build new condominiums or office buildings. This neighborhood abuts three similar neighborhoods known as Area 85-45, 85-55 and 85-65, and as a result share similar zoning and land use attributes. Within the four areas, there are a total of 10 land sales used to determine land values. Since historic multi-family and commercially zoned land had similar selling prices per sq.ft., the assessor used location influence and lot size as an indicator for setting land values. Due to lack of recent land sales and the fact that Area 85-45 was equalized within GIS (Geographic Information System) in the previous year, total land values in this neighborhood remained relatively unchanged.

Current prime commercial and multi-family zoned lots close to Kirkland's CBD and Lake Washington are typically selling between \$30.00/SF and \$62.00/SF. (Please refer to land sales presented in similar neighborhoods of 85-45, 85-55, and 85-65).

Waterfront land: Waterfront properties are typically valued on a price per front foot. After conducting a thorough search of comparable multi-family and commercial waterfront land sales within the immediate Kirkland market area, the assessor was able to locate two waterfront land sales since 1998. Both land sales took place in area 85-70, directly south of Kirkland's CBD. The two waterfront land sales had front foot values ranging from \$22,000 a front foot to \$26,000 a front foot. In the assessors land analysis, \$20,000 a front foot was used for setting waterfront land values.

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Land Area	Zone	Remarks
085	070	347180	0020	13,450	1761345	\$870,000	06/16/00	\$64.68	RM 3.6	HAS BEEN MERGED INTO ONE PARCEL (#0020 + #0035 = #0020)
085	070	410450	0070	9,550	1847015	\$1,300,000	10/15/01	\$136.13	WD III	Waterfront: 50 FRONT FEET = \$26,000 PER FRONT FOOT.

Area 85-75 - East Kirkland

No land sales have occurred in this neighborhood since 2000. The assessor used GIS (Geographic Information System) as the primary method of establishing new assessed land values. In the absence of land sales in a given neighborhood, land sales from other similar neighborhoods were considered. Due to lack of recent land sales and the fact that Area 85-60 was equalized within GIS (Geographic Information System) in the previous year, total land values in this neighborhood remained relatively unchanged.

Improved Parcel Total Values:

Economic Considerations:

During the past five years, the Puget Sound real estate market place was very active. The eastside market area, especially, experienced rapidly appreciating property values unprecedented in recent memory. This growth was spurred on by new high-tech "dot-com." startup companies, along with an increasing presence in software, service industries, finance, and aerospace.

During 2002/2003, the Puget Sound economy, along with the national economy, dipped into a moderate recession. The September 11th terrorist attacks on the WTC did not help the economy either, and may have prolonged the recession.

Area market report surveys indicate that overall office vacancy rates on the Eastside (Bellevue, Kirkland, and Redmond) ranged between 12% - 15%, with downtown Bellevue office vacancy rates around 20%, and the Kirkland office vacancy hovering around 12%. The reported vacancy rates do not include available subleased office space. For assessment purposes, the overall Kirkland vacancy rate was estimated between 7% and 15%, with Kirkland's office vacancy rates ranging between 8% to 15%. Within the City of Bothell, the City of Kenmore, and the neighborhood of Juanita, the overall vacancy rates, including office remained unchanged from the previous year.

During 2003, asking lease rates for office, retail, and industrial properties, remained relatively stable within the City of Bothell, the City of Kenmore, and the neighborhood of Juanita, while the City of Kirkland's office market experienced a slight to moderate drop in asking office lease rates. Kirkland's retail and industrial asking lease rates remained relatively unchanged from that of last year.

Sales comparison approach model description

The model for sales comparison was based on four data sources from the Assessor's records, occupancy codes, age, condition and size. A search was made on data that most closely fit a subject property within each geographic area.

Sales comparison calibration

The search for comparable sales was within each geographic neighborhood and expanding to include the surrounding neighborhoods within the geographic area.

Cost approach model description

The Marshall & Swift Commercial Estimator was automatically calculated on all properties. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration

Each appraiser valuing new construction can individually calibrate Marshall-Swift valuations to specific buildings in our area by accessing the parcel and the computerized valuation model supplied by Marshall & Swift.

Income capitalization approach model description

Income tables were developed for each of the twelve neighborhoods. The tables are for the following property types: Retail, Industrial Engineering Buildings, Medical and Dental Offices, Discount Stores Storage Garage, Basement Finish, Restaurant, Storage Warehouse, Office, and an exclusion table indicating property uses not covered by an income table. Some property uses, such as offices, have multiple tables depending upon the net rentable area. There are a total of 311 tables. All tables are included.

Income approach calibration

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

Income parameters were derived from the market place through the listed fair market sales as well as through quarterly market surveys, published sources (i.e. Office Space Dot.Com, Commercial Brokers Association, Multiple Corporate Real Estate Websites), and opinions expressed by real estate professionals active in the market.

Vacancy rates used were derived mainly from published sources tempered by personal observation.

Expense ratios were estimated based on industry standards, published sources, and personal knowledge of the area's rental practices.

Capitalization rates were determined by personal analysis of the sales in the area on sold properties where there was income information available, and published market surveys, such as CoStar and Korpaz.

Area 85-10 - Kenmore

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office /Medical Office	\$15.00 to \$24.00	5% - 8%	\$5.50/sf - \$6.50/sf	8.00% to 10.00%
Retail/Mixed Use	\$8.00 to \$16.00	5%	10%	8.00% to 10.00%
Industrial/Whse.	\$4.00 to \$8.00	7% - 10%	10%	8.00% to 10.00%

Typically, office/medical office annual rents range from \$15.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.50/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 8% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$8.00 to \$16.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Area 85-20 – Bothell

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office /Medical Office	\$15.00 to \$24.00	5% - 8%	\$5.50/sf - \$6.50/sf	8.00% to 10.00%
Retail/Mixed Use	\$8.00 to \$16.00	5%	10%	8.00% to 10.00%
Industrial/Whse.	\$4.00 to \$8.00	7% - 10%	10%	8.00% to 10.00%

Typically, office/medical office annual rents range from \$15.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.50/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 8% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$8.00 to \$16.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Area 85-25 – East Totem Lake (East of I-405)

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office /Medical Office	\$16.00 to \$25.00	5% - 9%	\$5.75/sf - \$6.50/sf	7.75% to 10.00%
Retail/Mixed Use	\$10.50 to \$18.50	5%	10%	8.00% to 10.00%
Industrial/Whse.	\$4.00 to \$8.50	7% - 10%	10%	8.00% to 10.00%

Typically, office/medical office annual rents range from \$16.00 to \$25.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.75/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 7.75% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$18.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 5% to 9% depending on the size of office/medical building.

Area 85-30 - Finn Hill/North Juanita

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office	\$15.00 to \$24.00	5% - 8%	\$5.75/sf - \$6.25/sf	7.75% to 10.00%
Retail/Mixed Use	\$8.00 to \$17.00	5%	10%	8.00% to 10.00%
Industrial/Whse.	\$4.00 to \$7.20	7% - 10%	10%	8.00% to 10.00%

Typically, office/medical office annual rents range from \$15.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.75/sf to \$6.25/sf of net rentable area. Overall capitalization rates range from 7.75% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$8.00 to \$17.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$7.20 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 5% to 8% depending on the size of office/medical building.

Area 85-35 - West Totem Lake (West of I-405)

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$16.00 to \$25.00	5% - 9%	\$5.75/sf - \$6.50/sf	7.75% to 10.00%
Retail/Mixed Use	\$10.50 to \$18.50	5%	10%	8.00% to 10.00%
Industrial/Whse.	\$4.00 to \$8.50	7% - 10%	10%	8.00% to 10.00%

Typically, office/medical office annual rents range from \$16.00 to \$25.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.75/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 7.75% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$18.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss was estimated at 5%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 5% to 9% depending on the size of office/medical building.

Area 85-40 - Juanita

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$15.00 to \$24.00	5% - 9%	\$5.75/sf - \$6.50/sf	8.00% to 10.00%
Retail/Mixed Use	\$10.50 to \$19.00	5% - 6%	10%	8.00% to 10.00%
Industrial/Whse.	\$4.00 to \$8.00	7% - 10%	10%	8.00% to 10.00%

Typically, office/medical office annual rents range from \$15.00 to \$24.00 per square foot of net rentable area. The offices have annual expenses ranging from \$5.75/sf to \$6.50/sf of net rentable area. Overall capitalization rates range from 8.00% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss ranged from 5% to 6%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 5% to 9% depending on the size of office/medical building.

Area 85-45 – Houghton/South Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office /Medical Office	\$15.50 to \$26.50	7% - 13%	\$7.00/sf - \$7.50/sf	7.25 % to 10.00%
Retail/Mixed Use	\$10.50 to \$19.00	8% - 9%	10%	7.75 % to 10.00%
Industrial/Whse.	\$4.00 to \$8.50	7% - 10%	10%	8.00 % to 10.00%

Typically, office/medical office annual rents range from \$15.50 to \$26.50 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 7.25% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 7.75% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss ranged from 8% to 9%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 7% to 13% depending on the size of office/medical building.

Area 85-55 - NW Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$15.50 to \$26.50	7% - 13%	\$7.00/sf - \$7.50/sf	7.25 % to 10.00%
Retail/Mixed Use	\$10.50 to \$19.00	8% - 9%	10%	7.75 % to 10.00%
Industrial/Whse.	\$4.00 to \$8.50	7% - 10%	10%	8.00 % to 10.00%

Typically, office/medical office annual rents range from \$15.50 to \$26.50 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 7.25% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 7.75% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss ranged from 8% to 9%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 7% to 13% depending on the size of office/medical building.

Area 85-60 - SE Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$15.50 to \$26.50	7% - 13%	\$7.00/sf - \$7.50/sf	7.25 % to 10.00%
Retail/Mixed Use	\$10.50 to \$19.00	8% - 9%	10%	7.75 % to 10.00%
Industrial/Whse.	\$4.00 to \$8.50	7% - 10%	10%	8.00 % to 10.00%

Typically, office/medical office annual rents range from \$15.50 to \$26.50 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 7.25% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 7.75% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss ranged from 8% to 9%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 7% to 13% depending on the size of office/medical building.

Area 85-65 - Kirkland CBD

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$17.00 to \$28.00	7% - 13%	\$7.00/sf - \$7.50/sf	7.25 % to 10.00%
Retail/Mixed Use	\$10.50 to \$22.50	5% - 6%	10%	7.75 % to 10.00%
Industrial/Whse.	\$4.00 to \$8.50	7% - 10%	10%	8.00 % to 10.00%

Typically, office/medical office annual rents range from \$17.00 to \$28.00 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 7.25% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$22.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 7.75% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss ranged from 5% to 6%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 7% to 13% depending on the size of office/medical building.

85-70 - East Kirkland

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$16.00 to \$27.00	7% - 13%	\$7.00/sf - \$7.50/sf	7.25 % to 10.00%
Retail/Mixed Use	\$10.50 to \$22.50	5% - 6%	10%	7.75 % to 10.00%
Industrial/Whse.	\$4.00 to \$8.50	7% - 10%	10%	8.00 % to 10.00%

Typically, office/medical office annual rents range from \$16.00 to \$27.00 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 7.25% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$22.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 7.75% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss ranged from 5% to 6%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 7% to 13% depending on the size of office/medical building.

Kirkland Area 85-75

Land Use:	Rent Range per Sq.Ft.	Vacancy/Coll. Loss %	Expense Rate per Sq.Ft./%	Capitalization Rate %
Office/Medical Office	\$15.50 to \$26.50	7% - 13%	\$7.00/sf - \$7.50/sf	7.25 % to 10.00%
Retail/Mixed Use	\$10.50 to \$19.00	8% - 9%	10%	7.75 % to 10.00%
Industrial/Whse.	\$4.00 to \$8.50	7% - 10%	10%	8.00 % to 10.00%

Typically, office/medical office annual rents range from \$15.50 to \$26.50 per square foot of net rentable area. The offices have annual expenses ranging from \$7.00/sf to \$7.50/sf of net rentable area. Overall capitalization rates range from 7.25% to 10%.

Typical Retail and Mixed Use Retail have annual rents ranging from \$10.50 to \$19.00 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 7.75% to 10%.

Industrial/Warehouse rents range from \$4.00 to \$8.50 per square foot of net rentable area. Operating expenses were estimated at 10%, with capitalization rates ranging from 8% to 10%.

For Retail/Mixed-Use properties, the vacancy and credit loss ranged from 8% to 9%, while Industrial/Warehouse buildings had vacancy and credit loss rates ranging from 7% to 10% depending on the size of the building. Office/Medical Office buildings also experienced a slightly higher vacancy and collection loss ranging from 7% to 13% depending on the size of office/medical building.

Reconciliation and or validation study of calibrated value models including ratio study of hold out samples.

All parcels were individually reviewed by the area appraisers for correctness of the table application before final values were selected. Each appraiser can adjust any or all of the factors used to establish value by the model. The market rents as established by the income model were used as a guide in establishing the market rental rates used. The market rental rates applied vary somewhat but falls within an acceptable range of variation from the established guide line. Final value selects were reviewed by the Senior Appraisers before posting.

Model Validation

Total Value Conclusions, Recommendations and Validation:

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust by particular characteristics and conditions as they occur in the valuation area.

The new assessment level is 94.9%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2003 and 2004 Ratio Analysis charts included in this report.

The total assessed value for the 2003 assessment year for Area 85 was \$1,670,054,000. The total recommended assessed value for the 2004 assessment year is \$1,747,901,600.

Application of these recommended values for the 2004 assessment year (taxes payable in 2005) results in an average total change from the 2003 assessments of +4.66%.

	2003 Total	2004 Total	\$ Increase	% Change
Total Value	\$1,670,054,000	\$1,747,901,600	\$77,847,600	+ 4.66%

Note: More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the assessor's office.

Present Improvement Ratio Calc

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																															
East Crew	1/1/2003	3/17/2004	1/1/01 - 12/31/03																															
Area	Appr ID:	Prop Type:	Trend used?: Y / N																															
085-000	STRO	Improvement	N																															
SAMPLE STATISTICS																																		
Sample size (n)	39	<div><div>Ratio Frequency</div><table><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.5-0.6</td><td>1</td></tr><tr><td>0.6-0.7</td><td>1</td></tr><tr><td>0.7-0.8</td><td>4</td></tr><tr><td>0.8-0.9</td><td>7</td></tr><tr><td>0.9-1.0</td><td>5</td></tr><tr><td>1.0-1.1</td><td>14</td></tr><tr><td>1.1-1.2</td><td>4</td></tr><tr><td>1.2-1.3</td><td>2</td></tr><tr><td>1.3-1.4</td><td>1</td></tr><tr><td>0.4-0.5</td><td>0</td></tr><tr><td>0.3-0.4</td><td>0</td></tr><tr><td>0.2-0.3</td><td>0</td></tr><tr><td>0.1-0.2</td><td>0</td></tr><tr><td>0.0-0.1</td><td>0</td></tr></tbody></table></div>			Ratio	Frequency	0.5-0.6	1	0.6-0.7	1	0.7-0.8	4	0.8-0.9	7	0.9-1.0	5	1.0-1.1	14	1.1-1.2	4	1.2-1.3	2	1.3-1.4	1	0.4-0.5	0	0.3-0.4	0	0.2-0.3	0	0.1-0.2	0	0.0-0.1	0
Ratio	Frequency																																	
0.5-0.6	1																																	
0.6-0.7	1																																	
0.7-0.8	4																																	
0.8-0.9	7																																	
0.9-1.0	5																																	
1.0-1.1	14																																	
1.1-1.2	4																																	
1.2-1.3	2																																	
1.3-1.4	1																																	
0.4-0.5	0																																	
0.3-0.4	0																																	
0.2-0.3	0																																	
0.1-0.2	0																																	
0.0-0.1	0																																	
Mean Assessed Value	1,070,000																																	
Mean Sales Price	1,227,400																																	
Standard Deviation AV	1,003,095																																	
Standard Deviation SP	1,100,678																																	
ASSESSMENT LEVEL																																		
Arithmetic mean ratio	0.869	<div>These figures reflect current sales and previous assessed values.</div>																																
Median Ratio	0.908																																	
Weighted Mean Ratio	0.872																																	
UNIFORMITY																																		
Lowest ratio	0.4939																																	
Highest ratio:	1.2679																																	
Coefficient of Dispersion	14.39%																																	
Standard Deviation	0.1713																																	
Coefficient of Variation	19.72%																																	
Price-related Differential	1.00																																	
RELIABILITY																																		
95% Confidence: Median																																		
Lower limit	0.796																																	
Upper limit	0.937																																	
95% Confidence: Mean																																		
Lower limit	0.815																																	
Upper limit	0.923																																	
SAMPLE SIZE EVALUATION																																		
N (population size)	846																																	
B (acceptable error - in decimal)	0.05																																	
S (estimated from this sample)	0.1713																																	
Recommended minimum:	45																																	
Actual sample size:	39																																	
Conclusion:	Uh-oh																																	
NORMALITY																																		
Binomial Test																																		
# ratios below mean:	17																																	
# ratios above mean:	22																																	
z:	0.640512615																																	
Conclusion:	Normal*																																	
*i.e., no evidence of non-normality																																		

Merge Improvement Ratio Calc

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
East Crew	1/1/2004	4/7/2004	1/1/01 - 12/31/03
Area	Appr ID:	Prop Type:	Trend used?: Y / N
085-000	STRO	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	39	<div><div>Ratio Frequency</div></div>	
Mean Assessed Value	1,165,100		
Mean Sales Price	1,227,400		
Standard Deviation AV	996.966		
Standard Deviation SP	1,100,678		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.971	<div>These figures reflect the current sales and their effect on the recommended assessed values.</div>	
Median Ratio	0.961		
Weighted Mean Ratio	0.949		
UNIFORMITY			
Lowest ratio	0.7348		
Highest ratio:	1.2815		
Coefficient of Dispersion	7.41%		
Standard Deviation	0.1056		
Coefficient of Variation	10.87%		
Price-related Differential	1.02		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.939		
Upper limit	0.996		
95% Confidence: Mean			
Lower limit	0.938		
Upper limit	1.004		
SAMPLE SIZE EVALUATION			
N (population size)	843		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.1056		
Recommended minimum:	17		
Actual sample size:	39		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	22		
# ratios above mean:	17		
z:	0.640512615		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Improved Sales for Area 085 with Sales not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
085	020	956780	0025	2,637	2006878	\$650,000	12/10/03	\$246.49	SMALL OFFICE BUILDING	R15-OP	1	2
085	030	357980	0551	4,343	2002258	\$345,000	11/11/03	\$79.44	STORAGE & SINGLE FAMILY	RM1800P	1	2
085	020	097000	0030	2,808	2007258	\$490,000	10/31/03	\$174.50	DENTAL OFFICE & APTS	OP	1	2
085	020	072605	9037	5,448	1996862	\$625,000	10/21/03	\$114.72	AUTO REPAIR AND RETAIL	RD	1	2
085	065	052505	9056	13,847	1995158	\$3,000,000	10/09/03	\$216.65	RETAIL	CBDA	3	2
085	020	082605	9102	2,584	2004351	\$446,600	10/03/03	\$172.83	FORD DENTAL LAB	RD(PUD)	1	2
085	025	282605	9026	6,016	1985684	\$905,000	08/28/03	\$150.43	CHILDREN'S WORLD DAY CARE CENTER	PR1.8	1	2
085	020	605760	0102	2,235	1976149	\$425,000	07/28/03	\$190.16	CHRYSLIS SCHOOL	BC	1	2
085	020	082605	9128	6,026	1976710	\$900,000	07/24/03	\$149.35	US BANK	BC	1	2
085	020	096700	0070	10,620	1970590	\$900,000	07/01/03	\$84.75	RETAIL STORES	BC	1	2
085	020	062605	9120	14,000	1970030	\$2,100,000	06/27/03	\$150.00	RETAIL BUILDING	BC	1	2
085	075	389310	0855	13,600	1970038	\$1,300,000	06/27/03	\$95.59	PEGASUS N/W-LGT MFG	LI	1	2
085	020	096700	0245	8,330	1968466	\$810,000	06/23/03	\$97.24	MAIN STREET MALL	BC	2	2
085	020	072605	9204	5,400	1962620	\$850,000	05/23/03	\$157.41	NAPA AUTO PARTS	RD	1	2
085	025	282605	9040	3,716	1953992	\$600,000	04/24/03	\$161.46	WASHINGTON EMISSION INSPECTION	LI	1	2
085	025	282605	9163	15,203	1950897	\$1,805,000	04/09/03	\$118.73	JIFFY LUBE & AUTO SERVICE SHOPS	LI	1	2
085	040	919410	0015	0	1947518	\$1,400,000	03/25/03	\$0.00	FIRWOOD LANE M H PARK	RSX7.2	1	2
085	020	082605	9111	5,100	1945094	\$675,000	03/13/03	\$132.35	RETAIL STORE	BC	2	2
085	020	082605	9165	2,061	1942749	\$415,000	02/24/03	\$201.36	CONV. SFR INTO OFFICE	R15 OP	1	2
085	045	012000	0160	5,066	1921700	\$1,100,000	11/12/02	\$217.13	DIRECT MAILING SOLUTIONS	LI	1	2
085	055	085600	1405	2,850	1915203	\$490,000	10/08/02	\$171.93	ADULT CARE FAC./LAVENDER LANE	RS7.2	2	2
085	045	250550	0145	14,951	1910438	\$2,950,000	09/10/02	\$197.31	SKILLINGSTAD CONST	PR	1	2
085	065	082505	9196	8,896	1899861	\$1,850,000	07/25/02	\$207.96	KIRKLAND RETAIL/OFFICE/REST.	CBD-B	1	2
085	065	390010	1026	7,163	1895847	\$1,490,000	07/01/02	\$208.01	OLYMPIC BLDG	CBDB	1	2
085	010	011410	0560	8,988	1895996	\$926,250	06/27/02	\$103.05	OFFICE BUILDING	BCP	1	2
085	010	011410	0895	5,307	1895621	\$1,150,000	06/26/02	\$216.69	SARVIS MOBILE HOME PARK	RM1800P	1	2
085	025	282605	9169	18,496	1884895	\$1,801,000	05/09/02	\$97.37	LINE RETAIL	BC	1	2
085	055	388580	3340	1,388	1883380	\$455,000	04/30/02	\$327.81	EASTLAKE REAL ESTATES OFFICE	PR3.6	1	2
085	065	124870	0160	11,700	1880173	\$2,875,000	04/12/02	\$245.73	OFFICE BUILDING	PLA-4	1	2
085	020	082605	9100	792	1880695	\$200,000	04/10/02	\$252.53	OFFICE_ & ESPRESSO STAND	CG	1	2
085	025	282605	9040	3,716	1866873	\$460,000	02/05/02	\$123.79	WASHINGTON EMISSION INSPECTION	LI	1	2
085	030	202605	9146	9,348	1863763	\$1,325,000	01/18/02	\$141.74	PARTIES FOR LESS	BNP	1	2
085	030	192605	9111	3,083	1858659	\$630,000	12/20/01	\$204.35	CHIROPRACTOR & DENTAL	BNP	1	2
085	010	618170	0040	1,976	1848564	\$275,000	10/22/01	\$139.17	OFFICE/CONV RES	BCP	1	2

Improved Sales for Area 085 with Sales not Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP / NRA	Property Name	Zone	Par. Ct.	Ver. Code
085	065	017600	0030	23,533	1841771	\$6,150,000	09/17/01	\$261.34	MOSS BAY COMMONS	CBD-B	1	2
085	065	124400	0050	10,410	1810696	\$2,200,000	04/09/01	\$211.34	WATER FRONT DOCK STORE	CBD-B	3	2
085	020	062605	9032	6,712	1808679	\$925,000	03/27/01	\$137.81	COLLIER-VINE PROF BLDG	OP	1	2
085	025	282605	9215	1,850	1805100	\$500,000	03/05/01	\$270.27	CAR WASH	LI	1	2
085	065	124450	0230	4,888	1798350	\$1,475,000	01/11/01	\$301.76	KIRKLAND LINE RETAIL		1	2